

ARTICLE 10**DESIGN GUIDELINES, STANDARDS AND CONSTRUCTION SPECIFICATIONS****§ 10.01. APPLICABILITY.**

This article provides design guidelines, design standards and construction specifications which shall apply to all applications for site plan or subdivision approval. Notwithstanding the foregoing, the New Jersey Residential Site Improvement Standards shall supersede the standards in this article, as set forth in § 10.02.

§ 10.02. APPLICABILITY OF NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS.

Effective June 3, 1997, the New Jersey Residential Site Improvement Standards shall be considered to be incorporated herein by reference. A copy of the standards shall be available for inspection in the office of the Zoning Officer. The following provisions shall govern the application of the standards (as used in this section, the residential site improvement standards are referred to as "the standards"):

- A. Any project for which preliminary subdivision or site plan approval has been given prior to June 3, 1997 shall continue to be subject to the standards and provisions of this Land Use Ordinance which were in effect prior to June 3, 1997.
- B. Any project for which application is made after June 3, 1997 shall be governed by the standards.
- C. The standards shall not be construed as requiring the revision or amendment of any application for site plan or subdivision approval which is pending on June 3, 1997. Such pending applications may, however, be amended provided that any such amendments shall meet the requirements of the standards. For any project for which a completed application has been submitted on or before June 3, 1997, but which has not yet received preliminary approval, the applicant shall have the option of amending the application in its entirety to comply with the standards or of requesting that the Board continue to review the application under the provisions of this Land Use Ordinance in effect at the time of application.
- D. The standards shall apply to all applications for residential subdivision and site plan approval, and shall apply to all site improvement work and appurtenant construction including streets, roads, parking facilities, sidewalks, drainage structures, grading and utilities.

- E. The standards shall not apply to driveways on private property held in fee-simple as individual residential lots outside of the public right-of-way, including common driveways established by easements shared by more than one dwelling unit on private property.
- F. Where both residential and commercial development are planned in a mixed-use development, the standards shall apply to the residential part or parts of such development where such residential part or parts are discrete and separate from planned commercial parts as evidenced by, for example, separate building(s), separate parking, and separate access features.
- G. The standards shall supersede and replace all technical requirements of this article with regard to streets, parking, water supply,, sanitary sewers and storm water management in residential development.
- H. The standards shall not supersede, and shall not replace, standards in this article or in any other article, concerning:
 - 1. layout, arrangement, and location of improvements, shade trees, landscaping, or reservation of areas for public use, pursuant to N.J.S.A. 40:55D-38;
 - 2. preservation of existing natural resources; arrangement of physical elements for safe and efficient vehicular and pedestrian circulation, by, for example, traffic calming measures, parking and loading; screening, landscaping, and location of structures; or conservation of energy and use of renewable resources; pursuant to N.J.S.A. 40:55D-41; or
 - 3. use, bulk, height, number of stories, orientation and size of buildings and other structures; the percentage of lot or development area that may be occupied by structures, lot sizes and dimensions, floor area ratios, or other measures to control development intensity; or the provision of adequate light and air pursuant to N.J.S.A. 40:55D-65.
- I. Choice among options contained in the standards shall be the applicant's unless otherwise specified in the standards.
- J. Administration, approval, waivers and exceptions, enforcement and violations concerning the standards shall be as set forth in N.J.A.C. 5:21.
- K. Those provisions of this article containing standards which may be superseded by the New Jersey Residential Site Improvement Standards are designated with the letters "RSIS" at the end of the provision. The final determination of applicability shall be made by the Zoning Officer.

§ 10.03. GENERAL DESIGN GUIDELINES.

Site plans and subdivisions, to the maximum extent practicable and permitted by law, shall be designed to:

- A. be consistent with the Town Master Plan, Official Map and with the zoning regulations, articles 11 through 19 of this ordinance;
- B. consider County, regional and State plans for the Town, and to conform to all applicable regulations of the County, State or federal governments, as well as any regional entities having jurisdiction;
- C. minimize negative impacts to the natural and man-made environment, including wetlands, areas prone to flooding, stream corridors, steep slopes, surface and ground water systems, significant stands of trees over one (1) foot in trunk diameter, threatened or endangered wildlife, historic landmarks, existing structures, neighborhood character and the fiscal stability of the community; and
- D. advance the purposes of this ordinance and the Municipal Land Use Law, as applicable.

§ 10.04. BLOCKS AND LOTS.

- A. **General.** The layout of blocks and lots shall be designed to:
 - 1. be compatible with the lot and block patterns established in the neighborhood, as appropriate;
 - 2. minimize negative impacts to the natural and man-made environments;
 - 3. provide for a well-designed system for circulation and access; and
 - 4. provide a suitable amount of land on each lot that will enable appropriate development according to this ordinance without undue environmental impact.
- B. **Block length.** No block shall exceed one thousand (1,000) feet in length.
- C. **Block corners.** Block corners at intersections shall be rounded at the property line with a minimum radius of twenty-five (25) feet.
- D. **Conformance with zoning.** Whenever a new lot is formed from a part of any other lot or lots, the assembly or separation shall be effected in such a manner as not to impair any of the requirements of this ordinance. No subdivision shall be permitted

which results in a change in area, width, or front, side or rear yard that fails to comply in every respect with the required provisions of the district in which it is located.

- E. **Lot shape.** Lots shall be shaped to enable proper use, maintenance of and access to the lot, and in keeping with the planned future development of the area, as indicated in the Master Plan and zoning regulations. Insofar as is practical, side lot lines shall be at right angles to straight streets and radial to curved streets.
- F. **Lot access.** Each lot must front upon an approved street at least fifty (50) feet in width, or such greater width that may be required by the Town master plan, official map or by any other law. (RSIS)
- G. **Reserve access strips.** No subdivision showing reserve strips controlling access to streets shall be approved unless the control and disposal of land comprising such strips has been placed in the Town Council under conditions approved by the Board and the Council.
- H. **Suitability of lots for development.** The Board may, after adequate investigation, withhold approval of any lot which in its opinion is not suitable for its intended use due to factors such as, but not limited to, rock formations, surface or underground mines, flooding, wetlands, soil conditions, presence of hazardous materials, excessive slopes, etc.

§ 10.05. STREETS.

The following standards shall apply for all streets which are within the jurisdiction of the Town of Westfield:

- A. **General.** Streets, driveways, aisles and sidewalks shall be designed to:
 - 1. comply with the proposals in the Town Master Plan and Official Map. (RSIS)
 - 2. permit the safe, efficient, and orderly movement of vehicular and pedestrian traffic;
 - 3. discourage heavy volumes of through traffic on minor streets and in residential areas;
 - 4. provide for anticipated future volumes and speeds of traffic;

5. provide for adequate access and movement of emergency and service vehicles, including police and fire-fighting equipment, school buses, street maintenance vehicles, garbage trucks, delivery vehicles, etc.
6. provide access to adjacent properties without unduly interfering with the flow of traffic;
7. provide a simple and logical street pattern; and
8. provide an attractive streetscape.

B. **Street width.** The width of street right-of-way and pavement shall be as set forth below, according to the Master Plan street classifications, unless in a particular situation the Master Plan or Official Map require a greater width, and provided that the Board may require greater width in a particular situation based upon analysis of traffic and street conditions: (RSIS)

1. <u>Street Classification</u>	<u>Right-of-way</u>	<u>Pavement</u>
Town arterial	50 feet	36 feet
Town collector	50 feet	30 feet
Minor	50 feet	30 feet

2. Subdivisions which abut existing streets that do not conform to the width standards of this ordinance shall dedicate additional width along one (1) or both sides of such street so as to conform with the width and future alignment of said existing street, as may be required or permitted by law. (RSIS)

C. **Street grades and grading.** Streets shall be graded in accordance with the following standards: (RSIS)

1. Minimum grade. All streets shall have a minimum centerline grade of one-half percent (0.5%).
2. Maximum grade. No street shall have a centerline grade which exceeds ten percent (10%)
3. The developer shall be required to grade the full width of the street right-of-way, and to grade abutting property as necessary to comply with the standards of this ordinance for streets. Where required by the board, the developer shall provide slope-right easements on property abutting the street right-of-way.

- D. **Sight easements for horizontal curves.** Sight easements shall be provided at horizontal curves when it is determined by the Planning Board and the Town Engineer that same are necessary for proper visibility. The boundaries of the easement shall be determined based upon conditions which exist at the curve. (RSIS)
- E. **Street intersections.** The following standards shall apply: (RSIS)
1. Street intersections shall be as nearly at right angles as possible and in no case shall the angle of intersection be less than sixty degrees (60°).
 2. New intersections created with an existing street shall be aligned with any existing or planned streets on the opposite side of the intersecting street and shall minimize jogs and sharp angles.
 3. Sight easements shall be provided at all intersections when essential for traffic safety, as determined by the Board.
- F. **Dead end streets.** The following standards shall apply to dead end streets: (RSIS)
1. Maximum length. Dead end streets shall not exceed five hundred (500) feet in length, except where unusual topography or other unusual conditions require a longer length. The length shall be measured along the center line of the street(s) between the extreme dead end of the right-of-way line at the turning circle to the center line of the nearest intersecting through street.
 2. There shall be a turnaround provided at the end of all dead end streets with a minimum outside curb radius of fifty (50) feet, and a minimum right-of-way radius of sixty (60) feet. Whenever possible, the turnaround shall be tangent to the right side of the street as one approaches the turnaround.
 3. If a dead end street is of a temporary nature, a turnaround shall be provided in accordance with the standards for permanent turnarounds. Provision shall be made for the future extension of the street and the reversion of excess right-of-way to abutting property owners. Removal of the temporary turnaround and installation of permanent improvements, including but not limited to pavement, sidewalks, curbs, topsoil, shade trees, driveway aprons, etc. shall be at the developer's sole expense.

- G. **Street pavement.** All streets shall be paved in with full depth pavement six and one-half (6½) inches thick, consisting of a five (5) inch stabilized base course and a one-and-one-half (1½) inch bituminous surface course. Prior to the installation of pavement, the subgrade shall be approved by the Town Engineer. (RSIS)
- H. **Private streets.** Any private street proposed for any development shall follow the same standards required for public streets. (RSIS)

§ 10.06. CURBS.

Streets shall be bounded by standard granite block curbs constructed according to the Town street curb standards. (RSIS)

§ 10.07. SIDEWALKS.

Sidewalks shall be constructed in accordance with the following standards: (RSIS)

- A. Sidewalks shall be installed on both sides of through streets and along any side of existing through streets upon which the subject property has frontage; provided no sidewalk shall be required when neither of the abutting properties have sidewalks along their frontage.
- B. Sidewalks shall be at least four (4) feet wide, except where site conditions warrant a greater width.
- C. Sidewalks shall be four (4) inches thick, except at driveway crossings, where the sidewalk shall be six (6) inches thick.
- D. Provisions are to be made for access by disabled persons, particularly as they relate to entrance ways and ramps, both within new and remodeled buildings and structures.

§ 10.08. DRIVEWAY APRONS.

Flared driveway aprons shall be provided between the street pavement and the sidewalk, or, when no sidewalk is required, between the street pavement and the right-of-way line, as approved by the Town Engineer.

§ 10.09. STORM WATER MANAGEMENT AND FLOOD PROTECTION.

All streets and properties shall be designed to safely accommodate anticipated storm water flows and to protect against flooding and flood damage. The following provisions shall apply: (RSIS)

- A. **General guidelines.** The storm water drainage system for site plans and subdivisions shall be designed to:

1. prevent the increase of storm water flows or concentrations which would increase the potential for flooding in the Town or adjacent municipalities;
 2. minimize the potential for erosion and sedimentation;
 3. prevent degradation of habitat for threatened or endangered wildlife, including but not limited to stream, swamp, lake and pond habitats;
 4. consider the impact of the proposed development on the total watershed area;
 5. provide for proper maintenance and repair of storm water facilities;
 6. provide for proper security of storm water facilities and prevent undue hazards;
 7. be esthetically pleasing; and
 8. comply with the Town Storm Water Control and Flood Plain Ordinance. (RSIS)
- B. **Off-site stormwater impact.** All lots shall be graded to prevent erosion or directing of surface water onto adjacent lots, or if same is not practical, grades shall be established that will not adversely affect any other adjacent lot or the lot in question.
- C. **Construction impact.** Provision shall be made to prevent any adverse impacts from storm water drainage during site construction.
- D. **Enclosure of open water courses.** Open water courses shall be enclosed with adequate drainage pipes if determined by the Board to be necessary for public health, safety or welfare, subject to applicable State regulations.
- E. **Manhole covers and grates.** All manhole covers and grates shall be provided with a locking device, unless located within the pavement of a public street. (RSIS)
- F. **Roof drains.** All roof drains shall be piped to either dry wells or existing storm drains as required by the Town Engineer. (RSIS)
- G. **Development in flood areas.** Development within flood areas shall comply with the requirements of § 18.21.

§ 10.10. STREET TREES.

The following standards shall apply to the placement of street trees:

- A. **Location and spacing.** Street trees shall be placed on both sides of the street within the right-of-way, and spaced not more than fifty (50) feet apart.
- B. **Conflict with street improvements or sight distance.** Street trees shall be located where they will not interfere with sidewalks, utility lines or pipes located above or below the ground; where they will not interfere with the proper distribution of light from street lighting fixtures, and where they will not interfere with proper sight distance.
- C. **Type.** The choice of tree specie shall be as approved by the Board. Tree species to be used shall be appropriate for their neighborhood location, hardiness, soil characteristics, light exposure, and available moisture, and shall not be unusually susceptible to pests or diseases, nor shall they require a high degree of maintenance.
- D. **Size.** All street trees shall have a minimum trunk caliper of one and three-fourths (1.75) to two (2) inches at the time of installation.
- E. **Vertical Clearance.** Street trees shall be trimmed so that the lowest branches will be at least six (6) feet above the ground at the base of the tree at the time of planting.
- F. **Tree Preservation Ordinance.** The planting and/or removal of street trees shall comply with all applicable provisions of the Tree Preservation Ordinance of the Town of Westfield, Chapter 29A of the Town Code.

§ 10.11. LIGHTING.

Illumination for streets and properties shall be designed in accordance with the following standards:

- A. **General.** Site lighting shall be designed to:
 - 1. provide adequate illumination in appropriate locations for site users and the general public for purposes of traffic and pedestrian safety, security, property and building identification, and aesthetic improvement;
 - 2. prevent excessive illumination and glare; and
 - 3. provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.

- B. **Street lighting.** Light fixtures and standards shall be installed in accordance with the standards and specifications of the utility company providing the service.
- C. **Shielding of fixtures.** All lighting fixtures shall directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.
- D. **Height of fixtures.** No lighting structure shall exceed a height of fifteen (15) feet above normal grade in the vicinity of the light fixture. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, excavating or curbing or retaining wall which alters the grade at the base of the light fixture from the grade in the general vicinity of the fixture.
- E. **Maximum illumination level at property line.** The level of illumination at ground level shall not exceed five-tenths (0.5) of a footcandle at the property line, nor three-tenths (0.3) of a footcandle at any property line abutting a property used by or zoned for residential use.
- F. **Duration of illumination.** Duration of operation of all lighting and maximum lumen power permitted shall be as determined satisfactory by the Planning Board with due regard to whether any limitations imposed will deprive the applicant of a reasonable use of his property and whether the application will be detrimental to the public health and general welfare or to the property and personal rights of the abutting owners. Provision shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation.
- G. **Underground installation.** All wiring for light fixtures shall be laid underground, and not strung between poles or buildings.
- H. **Illumination of parking and loading areas.** In addition to the requirements of this section, the illumination of parking and loading areas shall be subject to the provisions of § 17.10.

§ 10.12. STREET NAME SIGNS.

The following provisions shall apply to the placement of street name signs:

- A. **General location.** Street name signs shall be placed at all street intersections, including those intersections where new streets intersect an existing street. (RSIS)

- B. **Type and precise location.** Street name signs shall be of a type and at locations approved by the Town Engineer. (RSIS)
- C. **Names.** No name applied to any street shall duplicate or so nearly resemble the name of any existing street within the Town or nearby locations outside the Town as to cause confusion. When a street is proposed as an extension of an existing street, the proposed street shall use the same name as the existing street, unless the Board directs otherwise.

§ 10.13. SURVEY MONUMENTS.

All survey monuments shall be designed, constructed and located as required by the Map Filing Law.

§ 10.14. GRADING AND SOIL DISTURBANCE.

- A. **General.** The grading of land for development shall be designed to:
1. minimize disturbance of steep slopes and vegetation;
 2. minimize as well as balance the amount of cut and fill, and minimize the transportation of soil and other materials to and from the site;
 3. minimize the potential for erosion, sedimentation, landslides and subsidence; and
 4. prevent undue concentration or alteration of storm water flows;
 5. avoid directing runoff over walks and paved areas, where the freezing of such runoff would create hazardous conditions for vehicles and pedestrians;
 6. protect ground water supplies, including aquifer recharge areas;
 7. enable safe and convenient access to properties, seeking to avoid excessive or insufficient slopes for paved areas and to avoid steps for pedestrian walks; and
 8. enable appropriate maintenance of properties.
- B. **Preservation of topsoil.** Topsoil moved during the course of construction shall be redistributed so as to provide at least four (4) inches of cover to all areas of the site, provided that the depth of topsoil need not exceed six (6) inches. Said topsoil shall be stabilized by seeding and/or planting.

- C. **Tree removal.** Any removal of trees shall comply with all applicable Town ordinances, including but not necessarily limited to the Tree Preservation Ordinance of the Town of Westfield, Chapter 29A of the Town Code.

§ 10.15. BUILDINGS.

- A. **General.** The location and design of buildings shall:

1. encourage the most appropriate use and development of the site and adjacent properties;
2. preserve and enhance natural features and the physical environment;
3. promote a desirable visual environment which is harmonious with the character of existing development and which enhances the character of the surrounding neighborhood and the Town as a whole, and avoids adversely effecting the value of adjacent or nearby properties;
4. use exterior colors, facade or roof materials or a combination of colors and materials that are harmonious;
5. create a coordinated and harmonious appearance through the relationship of design features, such as height and mass, building proportions, roof lines, building projections and ornamental features;
6. use all sides of the building to contribute to the architectural unity of the building;
7. avoid large unbroken building masses;
8. use attractive and quality building materials;
9. provide for appropriate access by vehicles, including emergency and service vehicles, and pedestrians; and
10. enable service by the appropriate utilities.

- B. **Design standards for Architectural Review Board.** In reviewing an application for preliminary site plan approval or for a building permit, the Architectural Review Board shall be guided by the following standards. These standards are intended to provide a guide for the applicant in the development of site and building plans as well as a guide for the reviewing authorities. These standards are not intended to discourage creativity, invention and innovation, nor shall they be utilized to specify any particular architectural style.

1. The intent and purpose of the New Jersey Municipal Land Use Law and the Zoning Plan of Westfield shall serve as a guideline and the provisions thereof which are on file in the Office of the Clerk of the Town of Westfield, are incorporated herein by reference and made a part hereof.
2. All lot areas not covered by buildings, parking space, driveways and walkways shall be landscaped.
3. The landscape shall be preserved in its natural state, insofar as practicable and where desirable by minimizing tree and soil removal, and any grade changes shall be in conformity with the general appearance of neighboring developed areas.
4. Not more than ten (10%) percent of the landscaped area shall be covered by ornamental gravel or stones.
5. Artificial landscaping may not be used on the exterior.
6. Electric and telephone lines shall be underground whenever practicable. (RSIS)
7. Any utility installations remaining above ground shall be located so as to have practical and non-interfering relationships to neighboring properties and the site.
8. Free-standing air conditioning units, or other exterior heating or cooling units or necessary machinery or mechanical equipment or other utility hardware on roof, ground or buildings or truck loading and unloading areas or garbage disposal areas and/or recycling bins, shall whenever practical, be screened by solid fencing, solid evergreen or other effective screen.
9. Where screening is required, such screening shall be effective in winter and summer wherever practical.
10. Proposed structures, additions or alterations shall be consistent in character to the terrain and to existing buildings in the zone that have a visual relationship to the proposed structure.
11. Architectural design shall not substantially depart from the character of existing development.
12. The use of exterior colors, facade or roof materials or such combination of colors and materials shall not substantially depart from the character of existing development.

13. The relationship of design features such as height and mass, building proportions, roof lines, building projections and ornamental features shall not substantially depart from the character of existing development.
14. No structure, addition or exterior alteration shall be of such character as to cause substantial depreciation of property values or impair appropriate development of neighboring properties in any zone.
15. No structure, addition, or exterior alteration shall be erected which would constitute excessive uniformity, monotony or design, dissimilarity or inappropriateness of design in regards to the character, of existing development in the neighborhood.
16. Building components such as windows, doors, eaves and parapets shall have proportions in keeping with each other, the building and the neighborhood as a whole.
17. Bright or brilliant colors shall be used only for accent and shall not substantially depart from the character of existing neighborhood colors so as to detract from the overall appearance of the neighborhood.
18. All exterior walls are to be constructed of durable materials such as brick, stone, glass, pre-cast concrete and properly treated wood.
19. The use of exposed concrete block is prohibited, unless the same is textured.
20. Metal siding with exposed fastenings shall not be allowed.
21. The materials and treatment of all elevations of the building shall contribute to the architectural unity of the structure. The use of large, unbroken masses is discouraged.
22. Open spaces, access driveways and the location and design of parking area shall be in scale with the project as a whole, so as not to detract from the design of the proposed buildings and structures and the neighboring properties.
23. Exterior lighting when used should enhance the building design and adjoining landscape. Lighting standards and fixtures shall be of design and size compatible with the building and adjacent areas. Lighting shall be designed to have low glare and be restrained in design. Excessive brightness or brilliant colors shall be avoided, but safety shall be the overriding factor.

24. The size, location, design, color, lighting, texture, and materials of sign, outdoor advertising structure or features as well as fences or other man-made visual barriers and mailboxes shall not detract from the design and appearance of existing or proposed structures and the surrounding area, nor create confusion with traffic or other signs.

§ 10.16. WATER SUPPLY.

- A. **Provision of adequate supply.** The developer shall make an adequate supply of water available to each property within the development. The installation of all water supply shall be in accordance with the specifications of the public utility serving the area as approved by the Board of Public Utility Commissioners. (RSIS)
- B. **Flood water protection.** Water supply systems shall be designed to prevent infiltration of flood waters into said systems or discharges from such systems into flood waters. (RSIS)
- C. **Fire protection facilities.** Fire protection facilities shall be provided for any development connected to a public water system. Hydrants shall be installed and connected in locations approved by the Town. (RSIS)

§ 10.17. SANITARY SEWERS AND SEPTIC DISPOSAL SYSTEMS.

The developer shall provide for the installation of sanitary sewers to service the development in accordance with the standards of the Town of Westfield, and as follows: (RSIS)

- A. **Flood water protection.** Sanitary sewer systems shall be designed to prevent infiltration of flood waters into said systems or discharges from such systems into flood waters. Septic disposal systems shall be designed and located so as to avoid impairment of them or contamination from them during periods of flooding.
- B. **Manholes.** Locking-type manholes shall be provided except when located in the pavement of a public street. (RSIS)

§ 10.18. ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICE.

The applicant shall arrange with the serving utility for the underground installation of the utility's distribution supply lines, appurtenant equipment and service connections in accordance with the provisions of the applicable standards, terms and conditions incorporated as a part of its tariff as the same are then on file with Board of Public Utilities. Prior to the grant of final approval, the developer shall submit to the Board a written instrument from each serving utility which shall evidence full compliance with the

provisions of this article; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines have theretofore been installed on any portion of the streets involved may be supplied with overhead service, but the service connections must be underground. (RSIS)

§ 10.19. LANDSCAPING AND BUFFERS.

A. **General.** Landscaping for site plans and subdivisions shall be designed to:

1. preserve and enhance the visual identity of the site, neighborhood and Town as a whole;
2. mitigate the potentially harmful effects of soil and vegetative disturbance, lighting, and noise;
3. buffer incompatible uses;
4. screen various improvements, including buildings, parking and loading areas, utilities and drainage structures, storage areas, etc. from streets and adjacent properties, as appropriate; and
5. not conflict with traffic safety, light fixtures, electric and telephone lines or other utilities.

B. **General site landscaping.** Any part or portion of the site which is not used for buildings, accessory structures, loading or parking spaces or aisles, sidewalks and designated storage areas, and which does not contain existing vegetation to remain, shall be landscaped in accordance with an overall landscape planting plan, as approved by the Board. All landscaped portions of the site shall be maintained adequately throughout the year.

C. **Protection of existing vegetation.** Existing vegetation shall be preserved to the maximum extent practicable. The following shall apply:

1. Snow fence or silt fence shall be installed at the limits of disturbance as shown on the approved development plans, which shall be at a sufficient distance to prevent disturbance of the root systems or branches of the vegetation to be preserved.
2. Cut or fill near existing trees to be preserved shall require the installation of tree wells or retaining walls, as appropriate, to maintain the existing grade above the roots of the tree.

3. Protection and removal of existing vegetation shall comply with all applicable provisions of the Tree Preservation Ordinance of the Town of Westfield, Chapter 29A of the Town Code.
- D. **Buffers.** A buffer in the form of landscaping, fences, berms and/or walls shall be provided by the developer of any nonresidential use which abuts a residentially zoned property, and by the developer of any multi-family residential use, community residence or shelter which is regulated as a conditional use which abuts a property located in a single-family or two-family residential zone. Any buffer provided between properties shall be sufficient to provide visual separation during all seasons and to minimize the effects of headlights from vehicles, light from structures, noise and the movements of people and vehicles. The following provisions shall apply, provided that additional and/or more restrictive standards may be required by the zoning regulations, Articles 11 through 19 of this ordinance:
1. When topographical conditions, existing vegetation or other conditions provide a sufficient buffer as determined by the Board, no additional buffer shall be required.
 2. Buffer depths shall be sufficient to accommodate the ultimate growth of any plantings in the buffer. In the case of gasoline filling stations, gasoline service stations, automotive service shops, automotive repair shops, automatic car washes and drive-through lubricating establishments, automobile body repair shops and automobile painting facilities, any of which abut a residentially zoned property, the buffer depth shall be at least ten (10) feet.
 3. Trees and shrubs used in a buffer shall be at least five (5) feet high at the time of planting.
 4. Buffers shall be protected from impact by motor vehicles, and from the negative effects of road salt and snow plowing. A granite block curb shall separate buffers from vehicle use areas.

§ 10.20. ENERGY CONSERVATION, WASTE REMOVAL AND RECYCLING.

- A. **Energy conservation.** Site plans and subdivisions shall be designed, to the greatest degree practicable, in accordance with the following provisions:
1. Streets and lots shall be oriented in order to permit buildings to be constructed to maximize solar gain. Where possible, streets shall run in an east-west direction, and the long axis of a lot shall run in a north-south direction.

2. Development shall take advantage of topographic conditions in order to permit buildings to be constructed to maximize solar gain and in order to provide protection from winter winds. Where possible, development shall be oriented to south-facing slopes.
3. Existing vegetation shall be preserved, and new landscaping provided, to enable vegetation to provide protection from winter winds and summer sun. Where practical, evergreen trees shall be placed on the north and west sides of buildings, and deciduous trees placed on the south and east sides of buildings.

B. **Waste removal and recycling.** Every site plan shall show an area reserved for storage and removal of trash, refuse and recyclable materials, which shall comply with the following provisions:

1. Such areas shall be accessible to solid waste trucks at all times.
2. Areas for storage of trash or refuse shall be screened by an attractive and appropriate wall, fence and/or planting to obscure same from view of adjacent properties.
3. New multifamily housing developments shall conform with the model ordinance promulgated by the New Jersey Department of Environmental Protection and Department of Community Affairs pursuant to section 2 of P.L. 1993, c.81 (C.13:1E-99.13a) regarding the inclusion of facilities for the collection or storage of source separated recyclable materials.